

013.0

0008

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,001,700 / 1,001,700

USE VALUE: 1,001,700 / 1,001,700

ASSESSED: 1,001,700 / 1,001,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
10-12		PARKER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: XENOS NICHOLAS G ETAL/TRUSTEES	
Owner 2: XENOS PARKER NOMINEE TRUST	
Owner 3:	

Street 1: 10 PARKER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: XENOS NICHOLAS G & THOMAS D & -

Owner 2: FRISOLI FRANK J JR/TRUSTEES -

Street 1: 12 WESTFORD ST

Twn/City: CHELMSFORD

St/Prov: MA Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2827 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																						
Type:	13 - Multi-Garden			Full Bath:	2	Rating: Average																																																																																																												
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																																																																																																												
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:																																																																																																												
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																																																																																																												
Frame:	1 - Wood			1/2 Bath:		Rating:																																																																																																												
Prime Wall:	4 - Vinyl			A HBth:		Rating:																																																																																																												
Sec Wall:		%		OthrFix:		Rating:																																																																																																												
Roof Struct:	1 - Gable			OTHER FEATURES																																																																																																														
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating: Good		1st Res Grid	Desc: Line 1	# Units:	2																																																																																																							
Color:	YELLOW			A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O																																																																																																									
View / Desir:				Fpl:		Rating:		Other																																																																																																										
GENERAL INFORMATION				WSFlue:		Rating:		Upper																																																																																																										
Grade:	C - Average			CONDOS INFORMATION				Lvl 2																																																																																																										
Year Blt:	1928	Eff Yr Blt:		Location:				Lvl 1																																																																																																										
Alt LUC:		Alt %:		Total Units:				Lower																																																																																																										
Jurisdct:		Fact: .		Floor:				Totals	RMS: 10	BRs: 4	Baths: 2	HB																																																																																																						
Const Mod:				% Own:				REMODELING				RES BREAKDOWN																																																																																																						
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL																																																																																																						
INTERIOR INFORMATION				DEPRECIATION				Interior:	2	5	2																																																																																																							
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18. %		Additions:																																																																																																										
Prim Int Wall:	2 - Plaster			Functional:		%		Kitchen:																																																																																																										
Sec Int Wall:		%		Economic:		%		Baths:																																																																																																										
Partition:	T - Typical			Special:		%		Plumbing:																																																																																																										
Prim Floors:	4 - Carpet			Override:		%		Electric:																																																																																																										
Sec Floors:		%		Total:	18.6	%		Heating:																																																																																																										
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				General:	2	10	4																																																																																																							
Subfloor:				Basic \$ / SQ:	170.00	COMPARABLE SALES																																																																																																												
Bsmnt Gar:				Size Adj.: 1.06436455		Rate	Parcel ID	Typ	Date	Sale Price																																																																																																								
Electric:	3 - Typical			Const Adj.: 0.97049499																																																																																																														
Insulation:	2 - Typical			Adj \$ / SQ: 175.603																																																																																																														
Int vs Ext:	S			Other Features: 107529																																																																																																														
Heat Fuel:	1 - Oil			Grade Factor: 1.00																																																																																																														
Heat Type:	5 - Steam			NBHD Inf: 1.00000000																																																																																																														
# Heat Sys:	2			NBHD Mod:																																																																																																														
% Heated:	100	% AC:		LUC Factor: 1.00																																																																																																														
Solar HW:	Yes	Central Vac: NO		Adj Total: 663860																																																																																																														
% Com Wall:		% Sprinkled:		Depreciation: 123478																																																																																																														
				Depreciated Total: 540382																																																																																																														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:																																																																																																										
Make: [] Model: [] Serial #: [] Year: [] Color: []				Juris. Factor:		Before Depr:	175.60																																																																																																											
SPEC FEATURES/YARD ITEMS				Special Features:	0	Val/Su Net:	125.06																																																																																																											
				Final Total:	540400	Val/Su SzAd:	213.26																																																																																																											
PARCEL ID 013.0-0008-0012.0																																																																																																																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																	
3	Garage	D	Y	1	18X20	A	AV	1928	21.94	T	40	104					4,700																																																																																																	
22	Wood Deck	D	Y	1	11X13	A	AV	2016	12.99	T	5	104					1,800																																																																																																	
More: N	Total Yard Items:	6,500		Total Special Features:					Total:	6,500		IMAGE																																																																																																						
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